

The Beeches, West Foscote, Grittleton, Wiltshire, SN14 6AH

Grade II Listed barn conversion
Rural former farmyard setting
Light and airy character accommodation
4 double bedrooms, 3 bathrooms
AGA kitchen/breakfast room
2 reception rooms
Gated parking and extensive garaging
Mature garden
3.35 acres with stable yard

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Offers in excess of £1,175,000

Approximately 2,842 sq.ft excluding garaging



‘Rurally located within a unique small collection of former period farm buildings, a beautiful Grade II Listed barn conversion complete with a 3.35 acre equestrian facilities’

The Property

The Beeches is a Grade II Listed period barn conversion nestled within a unique small collection of period properties set around the former farmhouse rurally located between the villages of Grittleton and Castle Combe. Believed to date back to 1850 forming part of the Neeld Estate, the property was formerly the cattle barn and has an attractive traditional exterior with circular piers under a Cotswold stone roof with an abundance of original character internally. The barn was thoughtfully converted with large windows allowing the accommodation to be flooded with natural light coupled with high vaulted ceilings.

The beautifully presented family sized accommodation extends in all to 2,842 sq.ft arranged principally over the ground floor level. The ground floor is entered through an entrance hall featuring a wood burning stove and has a WC off with flagstone flooring continuing to a spacious kitchen/breakfast room which has a range of well-fitted timber units, an AGA and other various built in appliances. From the kitchen there is a useful utility room. Double doors from the entrance hall lead to the dining room which is open plan to a large living room with both rooms enjoying a central double-sided wood burning stove and sliding doors opening to the garden. There are four good-sized bedrooms in all, two of which have en-suite shower rooms and all benefit from built-in wardrobes. The stylish family bathroom has both a separate shower and bath. Stairs up from the fourth bedroom accesses a charming converted attic room which makes an ideal playroom for children or a teenager's snug.

Accessed through a five-bar gate off a long private drive, the property has a sweeping gravelled driveway to the front leading up to a range of excellent garaging providing ample storage or workshop space. The garden is arranged to the front, laid mainly to lawn with mature trees and paved seating areas. The property directly backs onto farmland with unbeatable rural views of the grazing livestock and other local wildlife.

Positioned slightly down the lane is the 3.35 acre field complete with a yard including a stable block and second stable block/store. In 2021, the land was granted equestrian use and a four-box stable block, muck heap, and parking were all constructed. The plans also permitted an arena and field shelter which remain extant if someone wishes to construct these (ref: 20/10078/FUL). The land is divided into two paddocks.

Situation

The property is rurally located at West Foscote within 1/4 mile of the popular village of Grittleton. Grittleton is a delightful North Wiltshire village with amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring larger village of Yatton Keynell has a post office/store, doctors surgery, and provides Outstanding Ofsted rated Primary School, By Brook Valley. Both Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schooling. The cultural cities of Bath and Bristol are about 25 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.

Additional Information

The property is Freehold with oil-fired central heating, private drainage shared with the neighbour and mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. The property has a right of way over a neighbours drive for access. Broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F. There is some material information relating to local authority approval attached to this property and we would be pleased to discuss this with interested parties. Please contact our office for further information.

Directions

Enter Grittleton from the East along The Street and continue passed the Church to take the left hand turn at the crossroads by Grittleton House. Continue along the lane, passing over the motorway bridge and take the next right hand turn signposted towards Castle Combe. Locate the entrance to the property as the last right hand drive to West Foscote Farm. Postcode SN14 6AH
What3words: ///groups.corals.asterisk











Main House Area: 2842 sq.ft. 264 m2

Total Area: 339.0 m² ... 3649 ft²

All measurements are approximate and for display purposes only

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